

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

March 7, 2002 (Agenda)

LAFCO 02-1: Gatehouse Annexation to the Carpinteria Sanitary District

PROPONENT: Board of Directors of the Carpinteria Sanitary District, by resolution.

ACREAGE &
LOCATION Approximately one acre located west of and including Sand Point Road at its crossing of the railroad tracks just east of Santa Claus Lane (863 Sand Point Road).

PURPOSE: To provide sewer service for an existing single-family home.

GENERAL ANALYSIS:

1. Land Use, Planning and Zoning - Present and Future:

The site contains a single-family home. It is experiencing a failing septic disposal system. No change in land use is proposed.

The County General Plan designates the site as Residential, 3.3 units per acre. Present zoning is 10-R-1 (Single Family Residential, 10,000 square foot minimum lot size). The existing use conforms with this designation.

There are residential uses to the south and west, the railroad and Highway 101 are to the north and the Carpinteria Salt Marsh is to the east.

3. Topography, Natural Features and Drainage Basins

The site and surrounding areas are level, adjacent to the ocean. The Carpinteria Salt Marsh is located immediately to the east.

5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The District's "Plan for Providing Services Within the Affected Territory" is on file in the LAFCO office as required by the Government Code. The District has capacity to serve the project; an existing sewer main is within 40 feet of the dwelling.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 59030. The overall tax rate will not be affected by this change. The assessed value is \$49,174 (2001-02 roll).

The proponent reports that the subject territory, upon annexation, shall be liable for its share of existing indebtedness, to be repaid by sewer service charges that are collected on the property tax roll.

7. Environmental Impact of the Proposal:

LAFCO is the lead agency. The proposal has been found to be categorically exempt. (Class 19 - Annexation of Existing Facilities and Lots for Exempt Facilities).

8. Landowner and Annexing Agency Consent:

The proponent certifies that the property owner has given written consent. The annexing district has consented to the waiver of conducting authority proceedings.

9. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. A map sufficient for filing with the State Board of Equalization has not yet been received. The property is contiguous to the existing District boundary.

The territory is uninhabited; namely, there are less than 12 registered voters.

ALTERNATIVES FOR COMMISSION ACTION

Following its review of any testimony or additional materials which are submitted the Commission should consider taking one of the following options:

OPTION 1 – APPROVE this proposal.

- A. Find the proposal to be categorically exempt.
- B. Adopt this report and approve the proposal, to be known as the Gatehouse Annexation to the Carpinteria Sanitary District

- C. Condition the annexation upon the territory being annexed being liable for the indebtedness of the annexing agency and any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- D. Find: 1) the subject territory is uninhabited, 2) all affected landowners have given written consent to the annexation and 3) the annexing agency has given written consent to the waiver of conducting authority proceedings.
- E. Waive the conducting authority proceedings and direct the staff to complete the proceeding.

OPTION 2 - DENY this proposal.

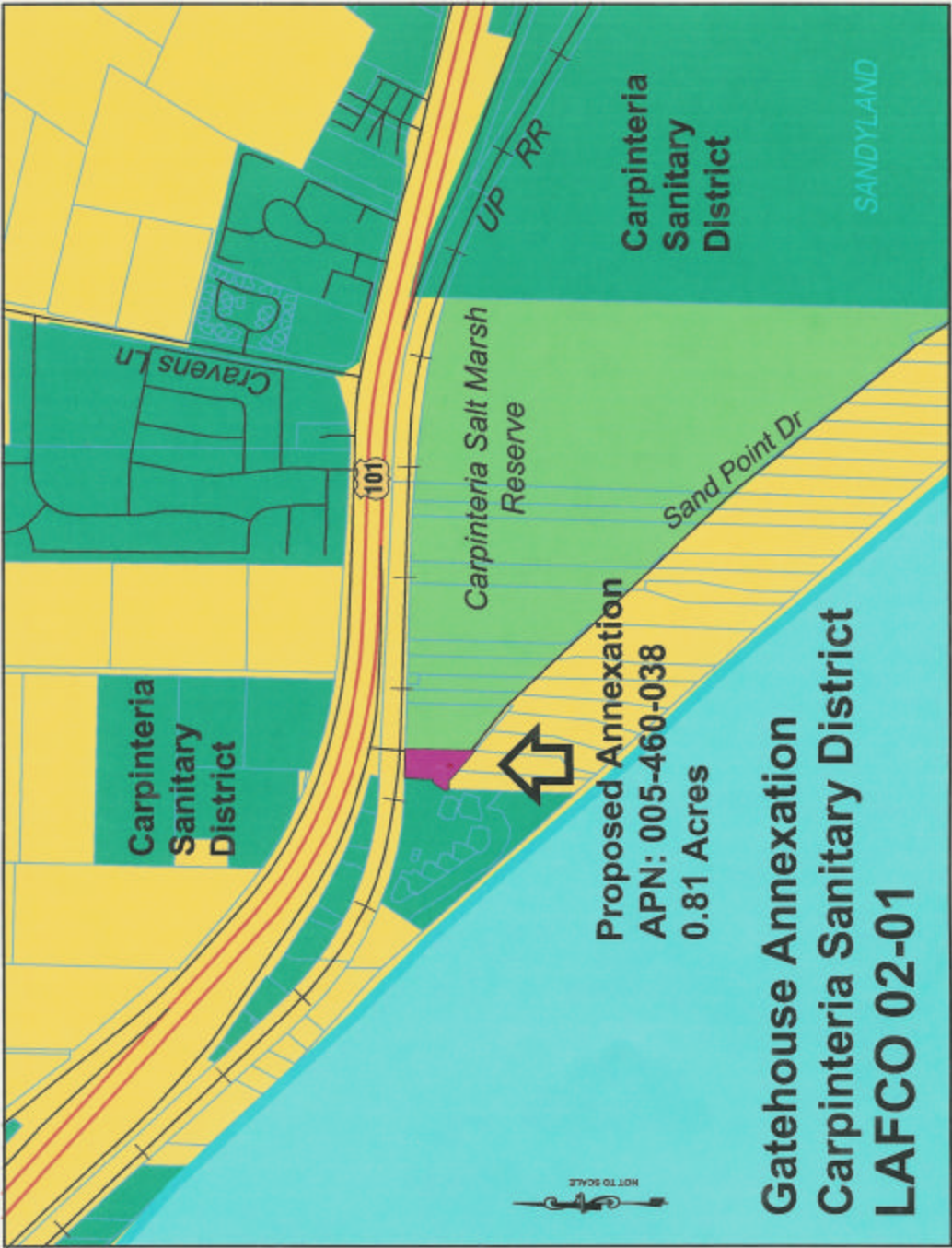
- A. Find the proposal to be categorically exempt.
- B. Adopt this report and deny the proposal.

OPTION 3 - CONTINUE this proposal to a future meeting for additional information.

RECOMMENDED ACTION:

Approve OPTION 1 and direct the staff to complete the annexation.

BOB BRAITMAN
Executive Officer
LOCAL AGENCY FORMATION COMMISSION



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